Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale Address Including suburb and postcode 2/13 CARROLL AVENUE, DANDENONG, VIC 3175 Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: \$410,000 - \$450,000 Wedian sale price Median price \$402,500 Property type Unit Suburb DANDENONG			Sections 47AF of the Estate Agents Act 198					
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Price Range: \$410,000 - \$450,000 Median sale price	Including suburb	and 2/13 CARROLL AVENUE DANDENONG VIC 3175						
Price Range: \$410,000 - \$450,000 Median sale price	Indicative sell	ing price					_	
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	Median price	\$402,500	Property type	Unit	Suburb	DANDENONG		
Period 01 October 2019 to 31 March 2020 Source pricefinder	, <u></u>	21 October 2010 to 21	March 2020	_ [

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property		Price	Date of sale	
	1/14 BRUCE ST, DANDENONG, VIC 3175	**\$502,000	13/04/2020	

This Statement of Information was prepared on:

29/06/2020

pricefinder

